

36 Cougar Ridge Manor SW Calgary, Alberta

MLS # A2354631

\$879,900

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,184 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Lawn, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-1N
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks		

Inclusions: Radon mitigation system in place

Welcome to this wonderful family home in the desirable community of Cougar Ridge, offering over 2,150 sq. ft. of above-grade living space plus a fully finished basement. This spacious two-storey home features 4 bedrooms and 3.5 bathrooms, including three generous bedrooms upstairs and a fourth bedroom in the basement. The main floor offers a bright and functional layout with a well-appointed kitchen featuring maple cabinetry and stainless steel appliances, a comfortable living area with a gas fireplace, dining space, and a convenient den. Upstairs, enjoy a large bonus room, upper-level laundry, and a spacious primary bedroom complete with a 5-piece ensuite and walk-in closet. The fully finished basement provides additional living space with a large recreation room, bedroom, and full bathroom. Step outside to the rear deck and enjoy the west-facing exposure, green space, pathways, and views toward Canada Olympic Park. Additional features include a double attached garage, high ceilings, and a radon mitigation system installed approximately two years ago. Ideally located close to parks, pathways, shopping, public transit, and Canada Olympic Park, this home offers a great combination of space, comfort, and location.